



Community Participation Report – 4110 Victoria Ave

As per the City of Brandon Public Outreach Requirements [Section 13 of By-law No. 7124]; Prior to the public hearing, the applicant shall provide a community participation report to Administration. The report shall include the following:

(I) Method(s) of notification; (II) A list of the properties that were notified; (III) A summary of comments or concerns; (IV) A summary of any efforts made to address those comments or concerns; and (V) If a public meeting was held, the date and location of the meeting.

1. Method(s) of notification:

Mailed Neighbourhood canvass package to all addresses of non-resident property owners as provided.

Did door to door canvass June 13th and June 15th, 2020. Provided all homes with Neighbourhood canvass package.

2. List of the properties that were notified:

List of addresses as provided, and Neighbourhood canvass package provided directly to neighbours even if not on list in proximity of 4110 Victoria ave.

3. Summary of comments or concerns:

Canvass occurred on June 12th & 15th. – made sure I used most up to the minute COVID-19 protocols in protecting myself and residents while doing canvass.

Due to current situation face to face doorway discussions not available. No residents out in their yards to talk with. Will walk the street a couple more times before public hearing and update Community planner Shengxu Li prior to hearing with any new feedback good or bad.

4. Public Meeting

No public meeting was held.

Sincerely,

Darren Giiilck, real estate adviser/partner
Royal LePage Martin-Liberty Realty
633 18th Street
Brandon MB
204-724-5180
Darrengiiilck@royallepage.ca



got giilck?

Darren Giilck
Real Estate Advisor
(204) 724-5180

ROYAL LEPAGE
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www.gotgiilck.ca

June 13, 2020

NOTICE OF CONDITIONAL USE AND VARIANCE APPLICATION:
4110 Victoria Avenue, Brandon.

Dear Area Resident/Property Owner,

This letter is to inform you as an Area Resident/Property owner of an application by Keller Developments & Myria Design of Conditional Use and Variance application at 4110 Victoria Ave on behalf of the property owner 6864598 Manitoba Ltd.

Our application for a conditional use order and a variance to Zoning By-law 7214 for the purpose of constructing a 4 storey multiplex with commercial space on the main floor at 4110 Victoria Avenue in Brandon MB. According to Table 11 of the City of Brandon Zoning by-law 7214, located in Part 3, Division 2, multiple dwellings as part of a commercial development are permitted only under conditional use. Additionally, according to Table 12, in Part 3, Division 2, the maximum height in the CAR Zone is 2.5 storeys. As such, we are requesting a variance to increase the height to 4 storeys.

See attached current concepts shown in renderings, suite/commercial layouts and site plan.

The existing property 4110 Victoria Avenue is vacant undeveloped land.

There is a small parcel on the corner of 42nd Street and Victoria Avenue which is not part of this property and is developed as a commercial business.

Access to 4110 Victoria Avenue is from 42nd Street. There will be no access off of Victoria Avenue.

In recent years other multiplexes have been constructed on adjacent lots to the South. To the East of the property are different commercial uses.

Note: all setback and parking requirements have been achieved.

Due to current circumstances I have dropped this information for your review and welcome you to contact me by any means you find acceptable to you. I look forward to hearing from you to discuss.

You can also contact Community Planner:

Shengxu Li at 204-729-2117 or email: s.li@brandon.ca

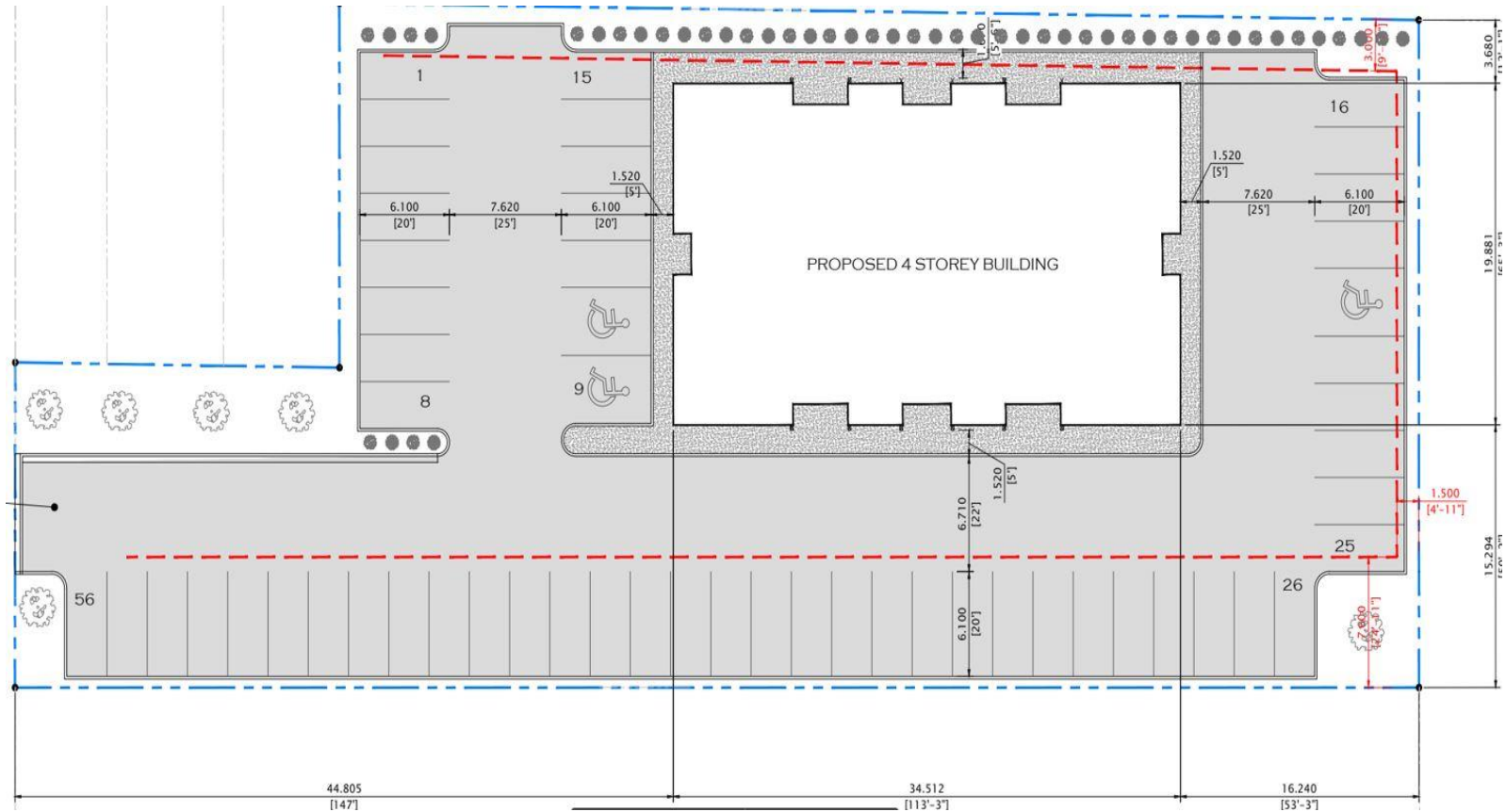
Sincerely,

Darren Giilck
Real Estate Adviser
Royal LePage Martin-Liberty Realty
204-724-5180
Darrengiilck@royalpage.ca

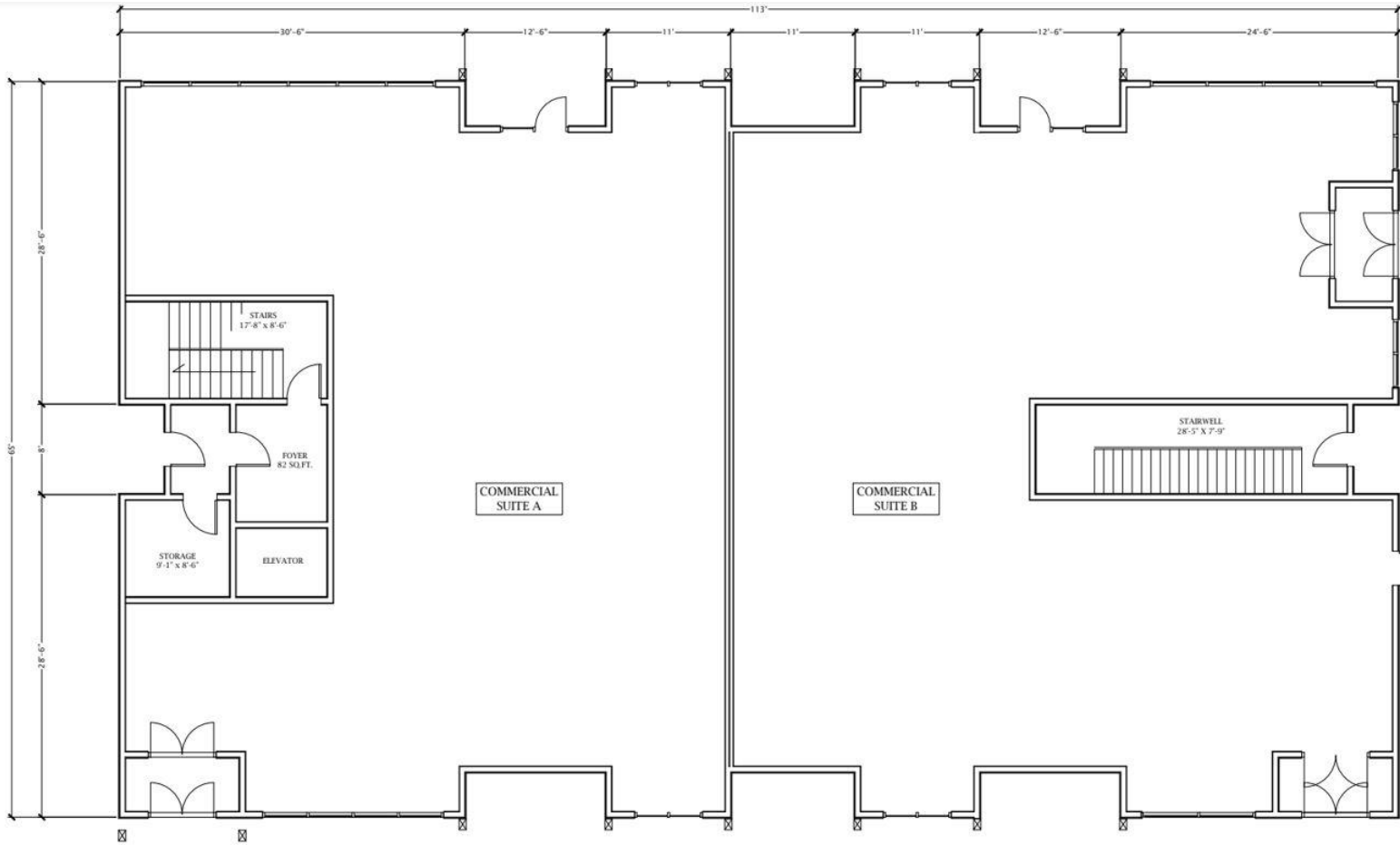
View of Exterior from Victoria Avenue



Site Plan



Main Floor Commercial Layout Concept



Apartment Layout for Upper 3 Floors



Property Owner	Address	City	Province	Postal Code
PROPERTY OWNER	227 10TH ST	BRANDON	MB	R7A 4E9
PROPERTY OWNER	3900 VICTORIA AVE	BRANDON	MB	R7B 3X3
PROPERTY OWNER	41 REGENT CRES	BRANDON	MB	R7B 2W7
PROPERTY OWNER	45 REGENT CRES	BRANDON	MB	R7B 2W7
PROPERTY OWNER	53 REGENT CRES	BRANDON	MB	R7B 2W7
PROPERTY OWNER	65 REGENT CRES	BRANDON	MB	R7B 2W7
PROPERTY OWNER	69 REGENT CRES	BRANDON	MB	R7B 2W7
PROPERTY OWNER	70 BRAEVIEW PL	BRANDON	MB	R7C 1A1
PROPERTY OWNER	73 REGENT CRES	BRANDON	MB	R7B 2W7
PROPERTY OWNER	75 REGENT CRES	BRANDON	MB	R7B 2W7
PROPERTY OWNER	77 REGENT CRES	BRANDON	MB	R7B 2W7
PROPERTY OWNER	P.O. Box 869	SOURIS	MB	R0K 2C0
PROPERTY OWNER	PO BOX 219	NIVERVILLE	MB	R0A 1E0
PROPERTY OWNER	110 11TH STREET	BRANDON	MB	R7B 4G2
KELLER DEVELOPMENTS	UNIT 2 1875 MIDDLETON AVE	BRANDON	MB	R7C 1A7